

Pro Se General Complaint for a Civil Case (Rev. 10/16)

**United States District Court
for the
NORTHERN DISTRICT OF ALABAMA**

FILED

2024 MAR 11 P 1:09

U.S. DISTRICT COURT
N.D. OF ALABAMAAlan Lee Caldwell II**Plaintiff**

(Write your full name. No more than one plaintiff may be named in a pro se complaint)

v.

Sundance Properties/(Savanna Knott / Mike (Maintenance man))
+ Lyza = Office Mgr. AURA Apartments**Defendant(s)**

(Write the full name of each defendant who is being sued. If the names of all defendants cannot fit in the space above or on page 2, please write "see attached" in the space and attach an additional page with the full list of names)

Case No.:

(to be filled in by the Clerk's Office)

JURY TRIAL Yes No**COMPLAINT FOR A CIVIL CASE****I. The Parties to This Complaint****A. The Plaintiff**

Name

Street Address

City and County

State and Zip Code

Telephone Number

Alan Lee Caldwell II11575 Memorial Drkwy. SEHuntsville, Al #408Alabama 35803(615) 497-0706**B. The Defendant(s)**

Provide the information below for each defendant named in the complaint, whether the defendant is an individual, a government agency, an organization or a corporation. If you are suing an individual in his/her official capacity, include the person's job or title. Attach additional pages if needed.

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Former office manager:

Defendant No. 1
Name
Job or Title
Street Address
City and County
State and Zip Code

Savone Knott
Manager for SAME property
at another location IN
Huntsville, Alabama
35803

Defendant No. 2
Name _____
Job or Title _____
Street Address _____
City and County _____
State and Zip Code _____

Mike (the Maintenance Man)
Maintenance
11575 Memorial Pkwy SE
Huntsville, Alabama
35803

Defendant No. 3
Name _____
Job or Title _____
Street Address _____
City and County _____
State and Zip Code _____

Hyza (Present Office MGR),
Manager
11575 Memorial Parkway SE
Huntsville, Alabama
35803

Defendant No. 4
Name _____
Job or Title _____
Street Address _____
City and County _____
State and Zip Code _____

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Defendant No. 5

Name _____
Job or Title _____
Street Address _____
City and County _____
State and Zip Code _____

II. Basis for Jurisdiction

Federal courts are courts of limited jurisdiction (limited power). Generally, only these types of cases can be heard in federal court: a dispute that involves a right in the United States Constitution or a federal law (as opposed to a state law or local ordinance); a dispute that involves the United States of America (or any of its agencies, officers or employees in their official capacities) as a party; and a dispute between citizens of different states with an amount in controversy that is more than \$75,000.

What is the basis for federal court jurisdiction? (*check all that apply*)

- Constitutional or Federal Question USA Defendant Diversity of citizenship

Fill out the paragraphs in this section that apply to this case.

A. If the Basis for Jurisdiction is USA defendant

The Defendant(s)

Name of Agency Sundance Properties

Address 11575 Memorial Pkwy SE (AURA Apartments)

B. If the Basis for Jurisdiction is a Constitutional or Federal Question

List the specific federal statutes, federal treaties, and/or provisions of the United States Constitution that are at issue in this case.

Violation(s) of FAIR Housing Act
Fraud / Harassment

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C. If the Basis for Jurisdiction is Diversity of Citizenship

1. The Plaintiff

The plaintiff, (name) _____, is a citizen of the State of (name) _____.

2. The Defendant(s)

a. If the defendant is an individual

The defendant, (name) _____, is a citizen of the State of (name) _____. Or is a citizen of (foreign nation) _____.

b. If the defendant is a corporation

The defendant, (name) _____, is incorporated under the laws of the State of (name) _____, and has its principal place of business in the State of (name) _____.

Or is incorporated under the laws of (foreign nation) _____, and has its principal place of business in (name) _____.

(If more than one defendant is named in the complaint, attach an additional page providing the same information for each additional defendant.)

3. The Amount in Controversy

The amount in controversy – the amount the plaintiff claims the defendant owes or the amount that is at issue – is more than \$75,000, not counting interest and costs of court, because: (explain)

III. Statement of Claim

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Write a short and plain statement of the claim. Briefly state the facts showing that the plaintiff is entitled to the damages or other relief sought. State how each defendant was involved and what each defendant did that caused the plaintiff harm or violated the plaintiff's rights, including the dates and places of that involvement or conduct. If more than one claim is asserted, number each claim and write a short and plain statement of each claim in a separate paragraph. Attach additional pages if needed.

I paid Application Fee And \$75.00 & 250 - Deposit
For an apartment without Carpet.

When I Moved IN 10/31/2023 no one was
here to assist, the maintenance man (Clay) let
me IN and gave me a key. The Manager
Savana Knott was on vacation.

The whole place was extremely dirty.

I had to go to Walmart and pay to have
Carpet cleaned. Plaintiff He was a victim of "Bait
Switch."

IV. Relief

State briefly and precisely what damages or other relief the plaintiff asks for the court to order. Include any basis for claiming that the wrongs alleged are continuing at the present time. Include the amounts of any actual damages claimed for the acts alleged and the basis for these amounts. Include any punitive (punishment) or exemplary (warning or deterrent) damages claimed, the amounts, and the reasons you claim you are entitled to actual or punitive money damages.

- 1) 100,000.00 For all violations
Today 03/11/2024 my building is totally dark
Without lights outside.
- 2) Savana Knott or someone will not let
residents pay rent online; For Months
I have had problems paying rent online.
Ronnie Is a 3rd and possibly a 4th
Party Working Conspires.

V. Certification and Closing

Under Rule 11 of the Federal Rules of Civil Procedure, by signing below, I certify to the best of my knowledge, information, and belief that this complaint; (1) is not being presented for an improper purpose, such as to harass, cause unnecessary delay, or needlessly increase the cost of litigation; (2) is supported by existing law or by a non-frivolous argument for extending, modifying or reversing existing law; (3) the factual contentions have evidentiary support or, if specifically so identified, will likely have evidentiary support after a reasonable opportunity for further investigation or discovery; and (4) complies with the requirements of Rule 11.

I agree to provide the Clerk's Office with any changes to my address where case-related papers may be served. I understand that my failure to keep a current address on file with the Clerk's Office may result in dismissal of my case.

First Name Alan Last Name Caldwell
Mailing Address 11575 Memorial Pkwy SE
City and State Huntsville Alabama Zip Code 35803
Telephone Number 615 497-0706
E-mail Address Caldwell@361R9Mail.com

Signature of plaintiff 

Date signed 03/11/2023

****OPTIONAL****

You may request to receive electronic notifications. You may not file documents or communicate with the court electronically. All documents must be submitted in paper and you must serve the defendants.

Type of personal computer and related software/equipment required:

- Personal computer running a standard platform such as Windows or Mac OSX
- Internet access (high speed is recommended)
- A Web browser (Microsoft Internet Explorer 7.0 or 6.0 or Mozilla Firefox 2 or 1.5)
- Adobe Acrobat Reader is needed for viewing e-filed documents
- PACER account – Information and registration at www.pacer.gov

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- You will receive one "free" look of the document. Documents must be viewed within 14 days. You must only single-click on the hyperlink to view.

Note: You must promptly notice the Clerk's Office, in writing, if there is a change in your designated e-mail address. Failure to update your email address does not excuse failures to appear or timely respond.

E-mail type:

- HTML – Recommended for most e-mail clients
- Plain Text – Recommended for e-mail accounts unable to process HTML e-mail

Conditioned upon the sufficiency of your electronic equipment which the court will test and verify receipt, you will be allowed to receive electronic notifications.

By submitting this request , the undersigned consents to electronic service and waives the right to personal service and service by first class mail pursuant to Rule 5(b)(2) of the Federal Rules of Civil Procedure, except with regard to service of a summons and complaint.

When a filing is entered on the case docket, a party who is registered for electronic noticing will receive a Notice of Electronic Filing in his/her designated e-mail account. The Notice will allow one free look at the document, and any attached .pdf may be printed or saved.

IMPORTANT:

Messages sent to Yahoo or AOL accounts are frequently found in the spam folder until the court is added to your address book.

E-mail address designated for noticing:

Participant signature: _____

Date: _____

I am compelled to bring this litigation against the defendants because:

Since I first applied for the apartment around September 2022 I have
Been misled and lied to repeatedly.

1. after I paid my initial fees; application, and deposit I was told I did
Not qualify because of my income; I supplied additional income and was
Given an apartment; it was not the model across from the office that i
Was shown.

On approx. 10/31/2022 I moved in just to see an unit with dirty carpet
And the place was totally dirty; it took me and Mr. ANDREW RICE
Cleaned for 2.5 hrs. and the carpet is still unclean; some stains won't
Come out until I rented the carpet cleaner again at Walmart and it
Look better than it did then.

2. After moving in I found that my rent was more than the 900 per
Month that MS Savana Knott says it would be; MY RENT HAS INCREASED
On a regular basis and I have been having to go to work for long hours
Just to meet my rental obligations.

I try not to get in too much debt; especially having a serous back injury.

Plaintiff pray this court will understand he suffers with major depression dibeates.

3. Plaintiff lives presently in 408 building with outside lights again are not functional.
Plaintiff fills unsafe and afraid because of the crimes that have been committed in
The area.

4.on or about 0/ 02 /23

Plaintiff was given a voucher to help with the increasing rent but the voucher
Was an 500.00 amazon gift card that did not help with the issues.

5.today plaintiff got a check in the mail for 182.00 this was the amount
And cost of the warrant they put on him in November 2023; the ironic

They charged plaintiff 600.00 for the cost of the warrant that cost

One-hunderd-eighty-two-dollars.

Plaintiff pray this court will award him 500.000.00

FIVE-HUNDRED- THOUSAND IN TOTAL PUNITIVE/ COMPENSETORY DAMAGES

Sincerely,
